

## SECOND CENTURY FAQS

In response to questions received following the January 13 building plan presentation to the congregation, the SCC has drafted the following Frequently Asked Questions document that we hope is helpful to you.

### **1. Why is Seaside School located on the third floor? Given concerns about fires and other safety issues, why isn't it located on the first floor? Why is Children's Ministry also located on the third floor?**

Seaside School had been housed on the 1st, 2nd, and 3rd floors of the south wing for many years. In 2015, the preschool began to use only the first and third floors in order to improve safety. We cannot locate all of the classrooms on the first floor because of lack of space. We are in compliance with all fire codes and are regularly monitored by the Fire Marshall and state licensing. Children's ministry is also located on the third floor in order to make use of shared space, equipment, supplies and materials.

### **2. What is the cost of renovation of the north wing compared with the cost of new construction?**

We estimate that renovation of the north wing could range between \$75 - \$125/sq. ft. depending upon the extent of the renovation and the allocation of space. We would also need to factor in a new roof, HVAC system, elevator and sprinkler system. Additionally we would need to consider the cost of asbestos removal.

### **3. If the new north wing only nets an increase of 7,000 sq. ft. at an estimated cost of \$ 7.5 million, it would seem cost effective to consider renovation as an alternative.**

Consistent with the priorities identified by the congregation over the past eight years, we have proposed space that will add the new multipurpose space with higher ceiling heights, new youth space, open lobby for gathering, new kitchen, storage, and relocated offices to accommodate outreach ministries. While the net gain in square footage is 7,000 sq ft, much of our current space is degraded and does not address the needs of our congregation. Given the costs discussed above, we do not believe that renovation is a realistic programmatic or cost effective alternative.

### **4. What is the cost to rebuild Potters House on its current location? What is the cost to renovate it?**

Given the current status of the building, we do not think it can be renovated and meet the building code. If rebuilt on the current site, we estimate the cost to be a minimum of \$250 sq ft which totals \$1.4 million.

### **5. We have heard that the City won't let us renovate or rebuild the current Potters House facility? Is this true?**

- If we knock down Potters House and rebuild on the current site, a conditional use permit will be needed. This would require us to first submit our plans to the Planning Commission. The public would be offered the opportunity to comment on the plans and the Commission would then make a recommendation to City Council. City Council would then consider the plans and the Planning Commission's recommendation. Public hearings would again be held before Council makes a decision.
- If we renovate Potters House within the existing exterior walls, then a conditional use permit would not be required.

### **6. Why do we need a multipurpose room that is so large and could function as a gymnasium?**

The proposed multipurpose room is designed to greatly increase the flexibility in the use of the space. The room would support many different kinds of church activities such as receptions for weddings, funerals, church programs, large meals and provide space for large fund raising projects which have been previously limited by space constraints.

Additionally a large room with a high ceiling would allow for recreational activities such as half court basketball and volleyball as well as recreation for Vacation Bible school and use by Seaside School on rainy days. Currently our only outdoor recreational space for our young people is the parking lots which may not be available because of parking or inclement weather.

### **7. Why can't Potters House be moved to a new location off the church campus?**

Potter's House has been in its current location as a result of a tithe from the building campaign that renovated the south wing of the church in the late 1990's. The building has undergone minimal renovations and does not meet the building code. A major challenge in finding a new location near the church relates to cost of property that will also accommodate parking for our volunteers.

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Additionally relocating the ministry detaches the congregation from the ministry. When Fresh Food Wednesday was relocated to Scott Memorial UMC, we lost over half of our volunteers as well as several clients who lacked transportation and were living in local hotels. Scott Memorial has recently merged with the Gathering which is a growing young adult congregation that is focusing on its own mission and ministries.

We believe VBUMC has chosen to stay in its present location for more than a century because that is where God has called us to serve. Prior to the acquisition of Potters House, all of the church's outreach ministries were located inside the church.

#### **8. If Potters House is relocated to the south wing, how will access to the rest of the church be controlled and what security measures will be implemented to protect children?**

Protecting our children is a priority of the church regardless of the location of outreach ministries. We are currently using Safe Sanctuary protocols, using locked spaces for children's areas, training volunteers, and using Walkie-talkies for communication.

The proposed location of outreach areas has been designed to secure the ministry through the use of a single entrance (18th street entrance) so that there would be no access to the rest of the building without passing through locked fire doors.

#### **9. What are the plans for a parking garage? Where do things stand with the Ellis-Gibson proposal to purchase the air rights for us?**

The church has indicated a willingness to consider a proposal which includes provision of parking spaces on the ground level which will be owned by the church. Additionally, there would be a cash payment to the church in exchange for the church conveying ownership of air rights over the property it owns between 17<sup>th</sup> and 18<sup>th</sup> Streets. Over the past several months the Ellis-Gibson company has prepared and submitted several design iterations in an effort to satisfy requirements of the City of Virginia Beach. This has been a time consuming process stretching out the originally estimated schedule. Because of the city's ultimate financial participation in the project, the city's full agreement on the design details is essential to final project approval.

Concurrent with the consideration of the proposed garage, the City is considering plans to develop the "Dome site"; the proposed arena; the 17<sup>th</sup> Street arts district; and the 15<sup>th</sup> Street pier development. By virtue of its location which is strategic to these areas, the garage proposal is a significant factor in the deliberations around the larger development plans. It is our understanding the planning concepts for the Dome site must be agreed upon by the City Council before the church can be presented with a firm contract offer. Although no date has been identified at this point for that offer to be made, once Council decides the future of the Dome property, the garage proposal can then be formally addressed. At such time as a formal contract proposal is presented to the Trustees the details will be evaluated to assure that any recommendation to the congregation is sound and in keeping with the church's best interest.

#### **10. Why do we need such a large kitchen?**

While the size of the kitchen can be scaled back, we believe the current size is optimal to accommodate the following based upon a kitchen study that was conducted several months ago. Our current use is:

Cooked meals: 3 meals weekly; 6 meals monthly; and 4 meals annually

Semi-cooked: 1 monthly; 3 quarterly; 1 annually

Warm/prep: 1 weekly; 1 monthly; 2 annually

We continue to need washer and dryer and larger dry pantry area; an additional warming oven is requested.

We also need larger pantry space to accommodate Potters House (8'x8') and storage area for kitchen supplies (8'x8'). The Potters House needs 2 refrigerators and 2 stand up freezers.

Kids' Closet needs a small amount of refrigerator and freezer space (1 shelf).

#### **11. What will be the additional operating cost associated with this building plan including staffing, maintenance and utilities?**

Based on the proposed plans, we expect annual operating costs to increase by \$26,000 (insurance, janitorial, HVAC, maintenance); utilities to increase by \$19,000 (water, sewer, lights, gas, garbage); staffing costs to increase by \$52,000 (security, welcome desk, kitchen coordination). The total estimated annual cost is a \$97,000 increase in the annual general fund budget. This is a conservative estimate and does not include increases in ministry or programming budgets.

The SCC remains available to talk with you by phone, by email or in person. Feel free to contact Terry Jenkins at (757) 301-2382 or at [ljenkins37@cox.net](mailto:ljenkins37@cox.net).